

083.0

0009

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

824,800 / 824,800

USE VALUE:

824,800 / 824,800

ASSESSED:

824,800 / 824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-51		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DISTASIO BRIAN J/ETAL
Owner 2:	DISTASIO LAURA M
Owner 3:	

Street 1: 14 WILDWOOD AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,526 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4526		Sq. Ft.	Site		0	70.	1.23	6									389,045						389,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4526.000		435,800				389,000		824,800							
Total Card							0.104		435,800				389,000		824,800		Entered Lot Size					
Total Parcel							0.104		435,800				389,000		824,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		377.66		/Parcel: 377.6				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
083.0-0009-0012.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	436,300	0	4,526.	389,000	825,300	825,300
2019	104	FV	339,500	0	4,526.	383,500	723,000	723,000
2018	104	FV	339,500	0	4,526.	294,600	634,100	634,100
2017	104	FV	318,700	0	4,526.	277,900	596,600	596,600
2016	104	FV	318,700	0	4,526.	255,700	574,400	574,400
2015	104	FV	284,400	0	4,526.	239,000	523,400	523,400
2014	104	FV	284,400	0	4,526.	220,100	504,500	504,500
2013	104	FV	295,800	0	4,526.	220,100	515,900	515,900

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
DIBENEDITTO FLO		24587-587	6/24/1994		185,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/1994	289	Manual	3,675					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Measured	189	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id # 1:	52702
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/10/20
Last Rev Time:	21:32:52
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH									
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																	
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:																
Foundation:	3 - BrickorStone		A 3QBth:	Rating:																	
Frame:	1 - Wood		1/2 Bath:	Rating:																	
Prime Wall:	5 - Asbestos		A HBth:	Rating:																	
Sec Wall:			OthrFix:	Rating:																	
Roof Struct:	1 - Gable		OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:			Good													
Color:	GREY		A Kits:	Rating:																	
View / Desir:			Fpl:	Rating:																	
GENERAL INFORMATION						WSFlue:	Rating:														
Grade:	C - Average		CONDOS INFORMATION																		
Year Blt:	1925	Eff Yr Blt:	Location:																		
Alt LUC:			Total Units:																		
Jurisdict:			Floor:																		
Const Mod:			% Own:																		
Lump Sum Adj:			Name:																		
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall:	2	- Plaster	Functional:				Interior:				2	5	2								
Sec Int Wall:			Economic:				Additions:														
Partition:	T - Typical		Special:				Kitchen:														
Prim Floors:	3	- Hardwood	Override:				Baths:														
Sec Floors:			Total:	26.4	%		Plumbing:														
Bsmnt Flr:	12	- Concrete					Electric:														
Subfloor:							Heating:														
Bsmnt Gar:							General:														
Electric:	3	- Typical																			
Insulation:	2	- Typical																			
Int vs Ext:	S																				
Heat Fuel:	1	- Oil																			
Heat Type:	5	- Steam																			
# Heat Sys:	2																				
% Heated:	100		% AC:																		
Solar HW:	NO		Central Vac:	NO																	
% Com Wall:			% Sprinkled:																		
MOBILE HOME						Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 083.0-0009-0012.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
																		AssessPro Patriot Properties, Inc			
More: N		Total Yard Items:				Total Special Features:				Total:											